

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

103/78 INKERMAN STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

114/5 ALMA ROAD ST KILDA VIC 3182	\$415,000	18-Nov-24
302/78 INKERMAN STREET ST KILDA VIC 3182	\$410,000	10-Oct-24
302/18 GREY STREET ST KILDA VIC 3182	\$380,000	26-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 January 2025

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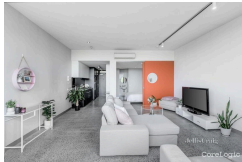


114/5 ALMA ROAD ST KILDA VIC 3182

1 1 1

Sold Price **\$415,000** Sold Date **18-Nov-24**

Distance **0.36km**

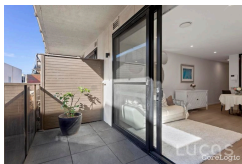


302/78 INKERMAN STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$410,000** Sold Date **10-Oct-24**

Distance **0km**



302/18 GREY STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$380,000** Sold Date **26-Sep-24**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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